097.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,073,700 / 1,073,700
					USE VALUE:	1,073,700 / 1,073,700
					ASSESSED:	1,073,700 / 1,073,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLAGDEN JANE CALANDRELLA ETAL	
Owner 2:	TRS/ JANE CALANDRELLA BLAGDEN	
Owner 3:	REVOCABLE TRUST OF 2020	
Street 1:	34 HUTCHINSON RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	BLAGDEN JANE C -
Owner 2:	-
Street 1:	34 HUTCHINSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .298 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Brick Exterior and 2281 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12984.000	507,000		566,700	1,073,700
Total Card	0.298	507,000		566,700	1,073,700
Total Parcel	0.298	507,000		566,700	1,073,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.82 | /Parcel: 470.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 63488

GIS Ref

GIS Ref

Insp Date 10/13/18

!7924!

PREVIOUS ASSESSMENT

Parcel ID 097.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	507,000	0	12,984.	566,700	1,073,700		Year end	12/23/2021
2021	101	FV	491,300	0	12,984.	566,700	1,058,000		Year End Roll	12/10/2020
2020	101	FV	491,100	0	12,984.	566,700	1,057,800	1,057,800	Year End Roll	12/18/2019
2019	101	FV	368,300	0	12,984.	566,700	935,000	935,000	Year End Roll	1/3/2019
2018	101	FV	368,300	0	12,984.	485,700	854,000	854,000	Year End Roll	12/20/2017
2017	101	FV	368,300	0	12,984.	453,300	821,600	821,600	Year End Roll	1/3/2017
2016	101	FV	368,300	0	12,984.	388,600	756,900	756,900	Year End	1/4/2016
2015	101	FV	346,900	0	12,984.	348,100	695,000	695,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:25:13

LAST REV

Date	Time
01/06/21	13:19:14
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7924

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLAGDEN JANE C,	76465-156		12/18/2020	Convenience	1	No	No		
BLAGDEN RICHARD	72104-406		1/8/2019	Convenience	1	No	No		
LIAO ROBERT	26723-511		10/4/1996		1	No	No		F

USER DEFINED

Prior Id # 1:	63488
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2018	Inspected	PH	Patrick H
9/25/2018	MEAS&NOTICE	BS	Barbara S
4/25/2009	Meas/Inspect	372	PATRIOT
10/15/1999	Meas/Inspect	264	PATRIOT
7/23/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12984		Sq. Ft.	Site		0	70.	0.62	4									566,669						566,700	

Total AC/HA:	0.29807	Total SF/SM:	12984	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	566,669	Spl Credit		Total:	566,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.11042535
Const Adj.:	1.04989493
Adj $ / SQ:	157.387
Other Features:	78500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622884
Depreciation:	115857
Depreciated Total:	507028

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

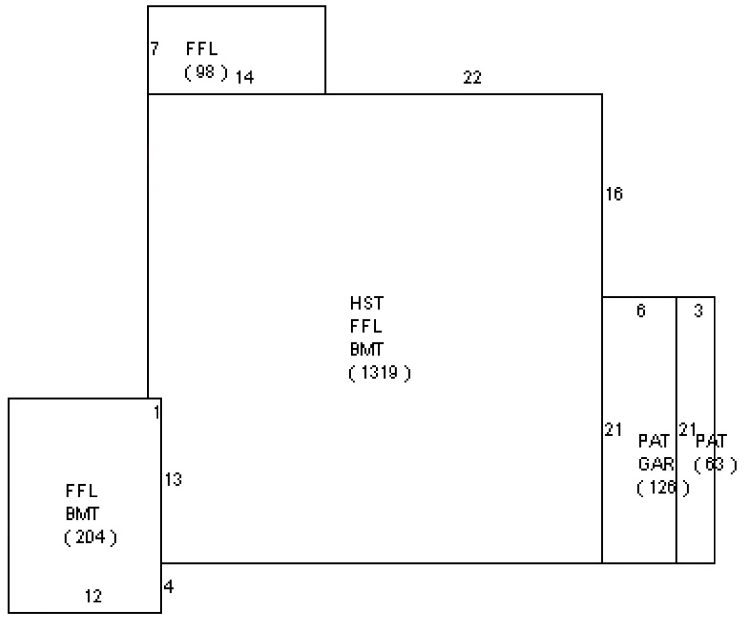
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	190.44
Special Features:	0	Val/Su Net:	123.09
Final Total:	507000	Val/Su SzAd	222.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,621	157.390	255,124
BMT	Basement	1,523	47.220	71,910
HST	Half Story	660	157.390	103,797
PAT	Patio	189	4.450	840
GAR	Garage	126	36.580	4,609

Net Sketched Area:	4,119	Total:	436,280
Size Ad	2280.5	Gross Area	4778	FinArea	2281
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

097.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	